

## Gina Parle

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**From:** Gina Parle on behalf of Peter Frampton  
**Sent:** 26 August 2020 11:12  
**To:** 'Emma.Pickernell@cheltenham.gov.uk'; THOMAS, Sophie  
**Cc:** Ian Kirby  
**Subject:** 20/00683/OUT Oakhurst Rise, Cheltenham - Draft Heads of Terms for Planning Obligations  
**Attachments:** 250820 10093 DRAFT Heads of Terms for Planning Obligations v4.docx

Our ref: PJF/gp/PF/10093

Dear Emma and Sophie

**Town and Country Planning Act 1990**  
**Application Ref: 20/00683/OUT**  
**Oakhurst Rise, Cheltenham**  
**Draft Heads of Terms for Planning Obligations**

I thought it might be useful to set out the Applicants' understanding as to the provision of Planning Obligations sought by your authorities, which I have attached here to.

In respect of the education payments and libraries payments, I have made a suggestion for the timing of these contributions. Do you concur that this arrangement is reasonable? I welcome your comments.

Kind regards

Peter J Frampton  
BSc (Hons), TP, MRICS, MRTPI

Attach: 250820 10093 DRAFT Heads of Terms for Planning Obligations v4

CC: Ian Kirby



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**Application Ref: 20/00683/OUT**  
**Oakhurst Rise, Cheltenham**

**DRAFT Heads of Terms for Planning Obligations**

1. The Planning Obligations comprise:

- i. *Affordable Housing*
- ii. *Education*
- iii. *Libraries*
- iv. *Landscape and Ecological Management Plan (LEMP)*
- v. *Monitoring*

**Affordable Housing**

2. Affordable Housing is to comprise 40% of the housing provision on site, comprising:

- Social Rent
- Affordable Rent
- Shared Ownership

3. The provision is in the following proportions as per the table below (Schedule 2 section 6.1 of the S106 Agreement):

<b>Tenure type/bedroom size (42% AH)</b>	<b>Social Rent:</b>	<b>Affordable Rent: (Capped at LHA)</b>	<b>Shared Ownership:</b>	<b>Total (type):</b>	<b>% for each bedroom size:</b>
1b2p GF Maisonette, M4(2) Cat 2, 50m <sup>2</sup>	2	0	0	2	<b>28%</b>
1b2p Upper Floor Maisonette, M4(2) 50m <sup>2</sup>	2	0	0	2	
1b2p House, M4(2) Cat 2, 50m <sup>2</sup>	1	0	0	1	
2b4p GF Maisonette, M4(2) Cat 2, 71m <sup>2</sup>	0	1	0	1	<b>44%</b>
2b4p Upper Floor Maisonette, M4(2), 71m <sup>2</sup>	0	1	0	1	
2b4p House, M4(2) Cat 2, 79m <sup>2</sup>	0	3	0	3	
2b4p House, 67m <sup>2</sup>	0	0	3	3	
3b5p House, 82m <sup>2</sup>	0	1	2	3	<b>22%</b>
3b6p House, 95m <sup>2</sup>	0	1	0	1	
4b7p House, 108m <sup>2</sup>	1	0	0	1	<b>6%</b>
<b>Total (category):</b>	<b>6</b>	<b>7</b>	<b>5</b>	<b>18</b>	
<b>Percentage (category):</b>		<b>72%</b>	<b>28%</b>		<b>100%</b>

Category 2 – 39%

Social Rent – 33%

### **Education**

4. The contributions sought for Education are as follows:
  - Primary Education: £241,345.09
  - Secondary Education: £250,743.48
5. The payment timing for the above contributions is to be:
  - 50% prior to occupation of 1<sup>st</sup> dwelling
  - 50% prior to occupation of 20<sup>th</sup> dwelling

### **Libraries**

6. The contribution sought for Libraries is £38,428.00.
7. The payment timing for the above contribution is to be:
  - 50% prior to occupation of 1<sup>st</sup> dwelling
  - 50% prior to occupation of 20<sup>th</sup> dwelling

### **LEMP**

8. Prior to the commencement of the development, the Applicants will submit to Cheltenham Borough Council Landscape and Ecological Management Plan (to include details of future funding for maintenance via a Management Body).

### **Monitoring**

9. The Applicants will pay the monitoring fee to Cheltenham Borough Council upon commencement of the development.

### **Indexation**

10. Provision is made for indexation within the S106 Agreement.